

1 King Street  
Carmarthen  
Carmarthenshire  
SA31 1BA  
Tel: 01267 231 394  
Email: [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk)  
[www.swiftpropertyservices.co.uk](http://www.swiftpropertyservices.co.uk)



## FOR SALE

### Gwynne House, 6 Quay Street, Carmarthen, SA31 3JX

Swift Property Services are pleased to market this Grade II listed Georgian (former) town house in Carmarthen town centre. Located on Quay Street, the property sits in amongst the most well preserved Georgian properties in the town and county. Most recently used as office accommodation but now vacant, the property is substantial and has a gross internal floor space split over 3 floors of approximately 415 square meters, 4500 square feet. Internally it is comprised of a variety of offices and facilities plus a basement storage area.



**£175,000**

**Freehold**





---

## **MEASUREMENTS / DESCRIPTION**

**LOCATION** - Quay Street is a quiet street in the centre of the county town of Carmarthen. It is predominantly made up of well preserved Georgian town houses. The buildings are used for both a mix of commercial and residential purposes.

It is a quiet street located just off one of the town centres main thoroughfares.

It is a few minutes walk from Carmarthen train station.

**GWYNNE HOUSE** - Was originally a family home which was then utilised as a private school in the mid 20th century. It has been used as a solicitors practice and was most recently occupied by an accounting firm.

Split over 4 floors, the building is comprised of a basement, ground, first and second floors. The premises in total measures approximately 415 sq mtrs / 4500 sq ft.

**GROUND FLOOR** - The ground floor is comprised of 3 office rooms, access to the basement, 3 further storage rooms and ladies and gents toilet facilities. Gas fired boiler for central heating and hot water located in one of the store rooms. Access to the rear. The internal ground floor space measures approximately 147 sq mtrs.

**FIRST FLOOR** - The first floor has 5 office rooms, a store room and a staff room / kitchenette. The internal first floor space measures approximately 147 sq mtrs.

**SECOND FLOOR** - The second floor has 5 offices. The internal second floor space measures approximately 122 sq mtrs.

**USE** - The property benefits from financial and professional services use (A2). There is potential for alternative uses subject to planning consent.

**BUSINESS RATES** - The rateable value for the property is £19,500. For the year ending 31st March 2020 the rates payable will be approximately £10,257 per annum. Interested parties should rely on their own enquiries with the Local Authority.

**SERVICES** - Mains electricity, gas and water.

Well equipped with telephone and internet infrastructure throughout.

Fire and security alarm.

**VIEWING** - Strictly by appointment with Swift Property Services.

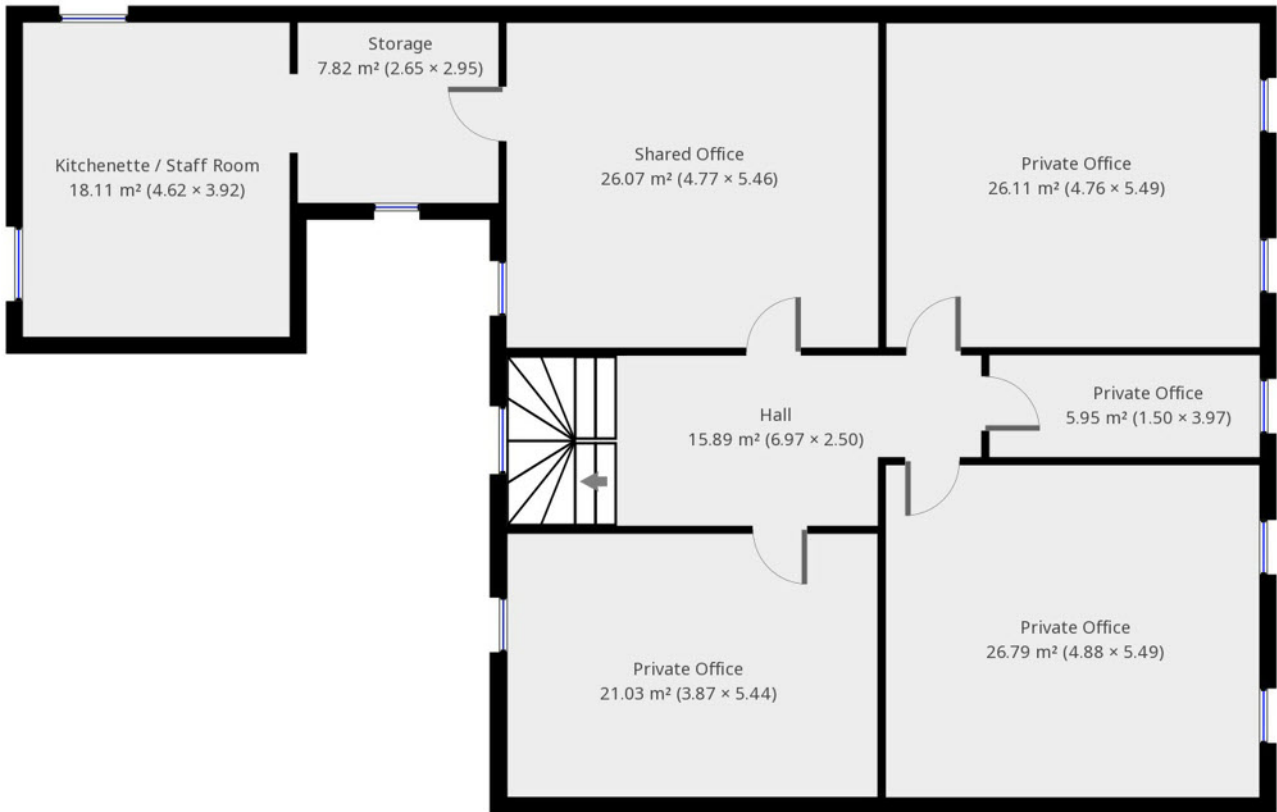
---

**PLEASE NOTE** - These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Sales & Commercials and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Sales & Commercials Ltd - Company reg: 7238246

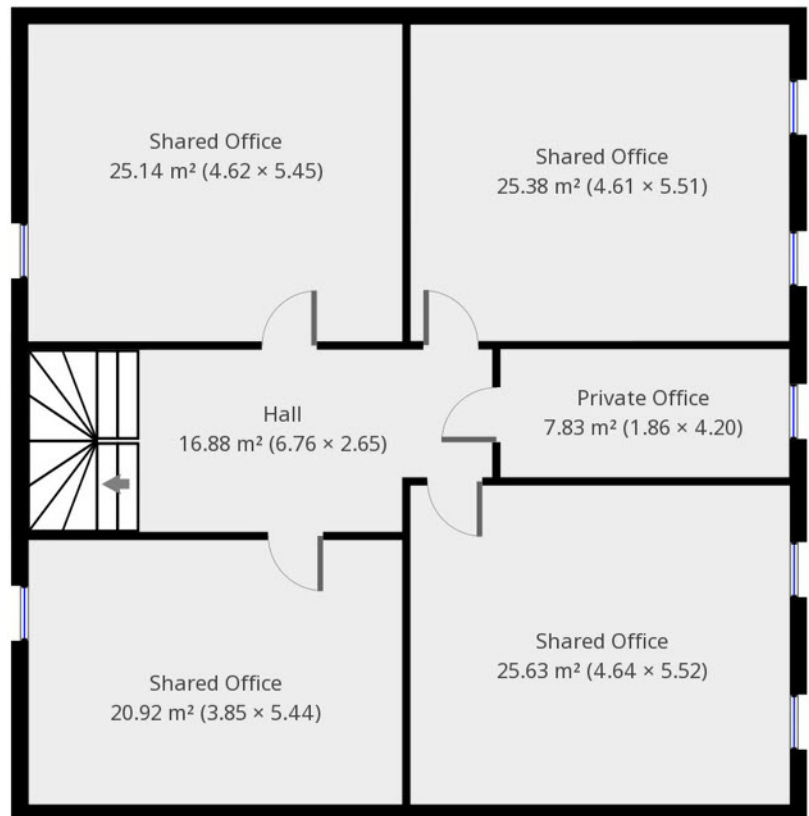
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



# Energy Performance Certificate

## Non-Domestic Building



Gwynne House  
6 Quay Street  
CARMARTHEN  
SA31 3JX

**Certificate Reference Number:**  
0080-8996-0307-9180-9044

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 84

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient